




CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN  
AMENDMENT NO. 07/09  
Per 89.340 RSMo (2000) As Amended  
CERTIFIED COPY**

  
**SUSAN A. STAUDER, CHAIRMAN  
PLANNING COMMISSION  
File No. PDA-155-04-CMP**

**DATE**

**10/07/09**

File No. PDA-155-04-CMP  
**Revised & Final Oct. 7, 2009**

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Acting Director

**Subject:** Public Hearing & Resolution for Amendment of the Strategic  
Land Use Plan 2005 – City Comprehensive Plan Land Use Component  
-Amendment # 7 Map Update –October 2009  
– For all or portions of various City Blocks.

**Date:** October 7, 2009

**Executive Summary**

This resolution seeks a general amendment by the Planning Commission to the Strategic Land Use Plan (SLUP) as an annual update of the SLUP map maintained in the file and in the City's computer based Geographic Information System (GIS) for various areas-blocks in the City.

These are areas where the Planning Commission has reviewed and approved as a matter of course a land use action in conformity with provisions of the Strategic Land Use Plan but the SLUP map has not been updated prior to this resolution to reflect recent land use changes. Accordingly, this resolution is appropriately characterized as a map update and does not change the SLUP itself.



## Background

The Strategic Land Use Plan was initially adopted on January 5, 2005 and has been amended subsequently as the Land Use Component of the City's Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that "the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof." Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000).

The changes now proposed to the plan are consolidated into one amendment which includes multiple locations on the SLUP map. The changes enumerated on **Attachment 'A' (As Approved)** are of three types.

1. **Where the SLUP anticipated and suggested a type of land use development (*NDA - Neighborhood Development Area, BIDA - Business / Industrial Development Area, IPDA - Institutional Preservation and Development Area, or OA - Opportunity Area*) and the proposed land use has now occurred directly based on project(s) approved by the Planning Commission. (see Items #1 - #8)**
2. **Where the SLUP anticipated and suggested a type of land use development (*NDA - Neighborhood Development Area, BIDA - Business / Industrial Development Area, IPDA - Institutional Preservation and Development Area, or OA - Opportunity Area*) and the proposed land use has now occurred based on substantial building permit activity on a city block where project(s) were approved by the Planning Commission. (see Items #9 - #14)**
3. **Where during the course of using and applying the SLUP, in the review of projects the Planning Commission exercised its power of taking into consideration the adjacent SLUP Land Use Category Designation as a context that allows for the Planning Commission to make a case by case determination as to conformity with the SLUP. This amendment updates the SLUP map to reflect those past situations. (see Items #15 - #16)**

Color maps of the 16 Items listed in **Attachment A (As Approved)** of this resolution can be viewed on the City's Website at <http://stlcin.missouri.org/landuse/amendments.cfm>. At the Public Hearing conducted by the Planning Commission, maps of individual projects are presented and discussed.

On approval of Amendment #7 Map Update, the amendment will be placed in the Commission files and the City's computer based Geographic Information System (GIS) will be updated to incorporate the changes.

Notification of Amendment #7 to the SLUP Map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City Entities: the Board of Aldermen, the City Register, and the office of the Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire city which reflects all the amendments..

## COMMENTS

We promote the use of the Strategic Land Use Plan (SLUP) as a city-wide document and the published printed map has stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

We are also a technology- and information-oriented agency and city. We encourage people to access our information via the internet, and the SLUP is available on the web. The printed version directs one to the web for updates. Our technology also allows us to let people zoom in to view specific areas of the city as viewing the entire city is difficult on the computer. This update will make close-in views accurate and up to date.

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## REQUESTED ACTION

That the Planning Commission approves Strategic Land Use Plan – City Comprehensive Plan Land Use Component – Amendment # 7 Map Update – October 2009 for areas listed in Attachment “A” (As Approved) as revised and final inclusive of all prior amendments but for changes specifically superseded by Amendment #7.


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NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS,  
THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING  
COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan but for changes specifically superseded by Amendment #7 are ratified.
2. Having conducted a Public Hearing regarding the Strategic Land Use Plan -- Amendment # 7 Map Update – October 2009 for 18 Areas listed in Attachment “A” (Commission Decisions) with the omission of Items #6 and #17 this amendment is approved and revised and finalizes as Attachment “A” (As Approved).
3. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of the copies and distribute copies of the materials to the Board of Alderman of the City of St. Louis, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan.

The motion before the Planning Commission approving Resolution PDA-155-04-CMP was approved by a vote of eleven in favor, none against, no abstentions on October 7, 2009

BY THE PLANNING COMMISSION




Chair

Dated at St. Louis, Missouri on October 7, 2009

**Attachment A (Commission Decisions)**  
**Strategic Land Use Map Changes – Amendment 7**

Loc.- Item #	Description of Area or Project	Neighborhood Name	Nbr#	City Block #	Current SLUP	Proposed SLUP	PDA #	Approve Omit
1	Residential conversion (George Walsh Bldg.)	Midtown	37	930	OA	SMUA	034-05-REZ	Approve
2	Residential conversion (Loop Lofts)	West End	48	3852.06	OA	SMUA	078-05-REZ	Approve
3	New office HQ & warehouse (Tarlton Construction)	Cheltenham	41	5500	OA	BIPA	053-07-RDM	Approve
4	New industrial development (Villa Lighting)	Midtown	37	2235 2248 2249	BIDA	DIPA	198-07-RDM	Approve
5	New residential development (Habitat for Humanity)	Jeff Vanderlou	59	1984 1029 1030	NDA	NPA	073-08-RDR	Approve
6	New industrial development (School Bus Depot)	Midtown	37	2185.02	OA	BIPA	090-08-RDM	Omit
7	New residential development (St. Ferdinand Homes)	Greater Ville	56	3641 3642	NDA IPDA	NPA	110-08-RDR	Approve
8	New daycare center (Guardian Angel Settlement)	Vandeventer	58	3742	NDA	NPA	004-09-REZ	Approve
9	Office renovation (VA Doctors Office Bldg.)	Midtown	37	929	OA	SMUA	014-09- RDMA	Approve
10	New research laboratories (Cortex Building)	Central West End	38	3904	BIDA	BIPA	107-05-RDX	Approve
11	New senior residential dev. (Volunteers of America)	O' Fallon	68	3545	OA	NPA	065-06- VACA	Approve
12	New residential development (St. Louis Housing Authority)	Columbus Square	62	6483	NDA	NPA	102-06-STP	Approve
13	New senior residential dev. (Friendly Temple)	Hamilton Heights	78	3805.03	NDA	NPA	137-07- VACA	Approve
14	New office development (AmerenUE)	Downtown West	36	453 455	OA	BIPA	172-07- VACA	Approve
15	New mixed use development (Union Club Building)	Lafayette Square	32	1323	OA	NPA	078-08-NBD	Approve
16	Research & HQ development (Solae)	Central West End	38	4589	IPDA	BIPA	152-06-RDM	Approve
17	New industrial development (Carrie/Bulwer/Adelaide/3rd)	North Riverfront	79	3417	BIPA	BIDA	060-08-RDM	Omit
18	New commercial develop. (CVS Pharmacy)	Boulevard Heights	4	5245	NPA	NCA	114-08-REZ	Approve

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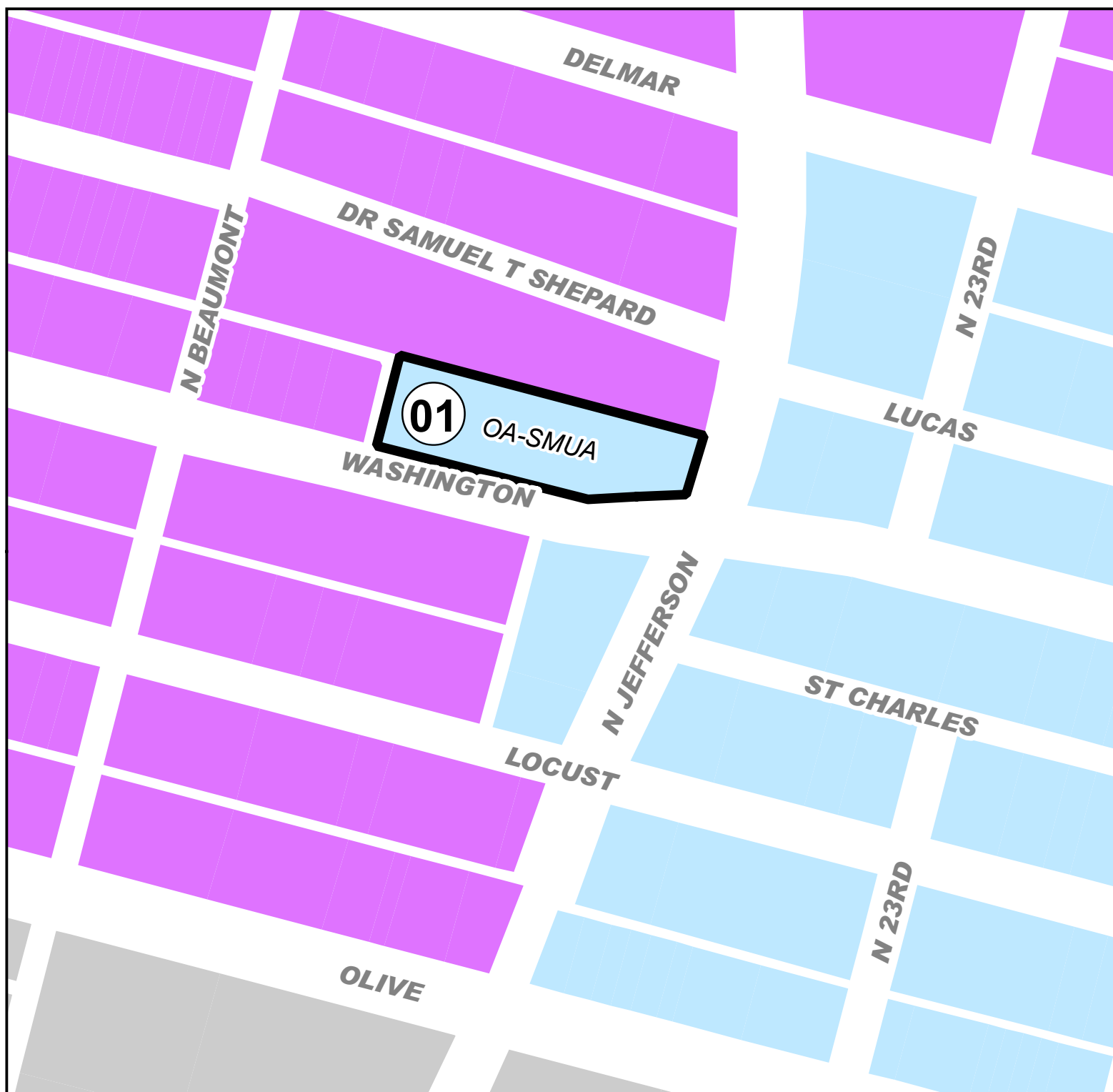
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*10/07/09*

**Attachment A (As Approved)  
Strategic Land Use Map Changes – Amendment 7**

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- Opportunity Area

Area  
01

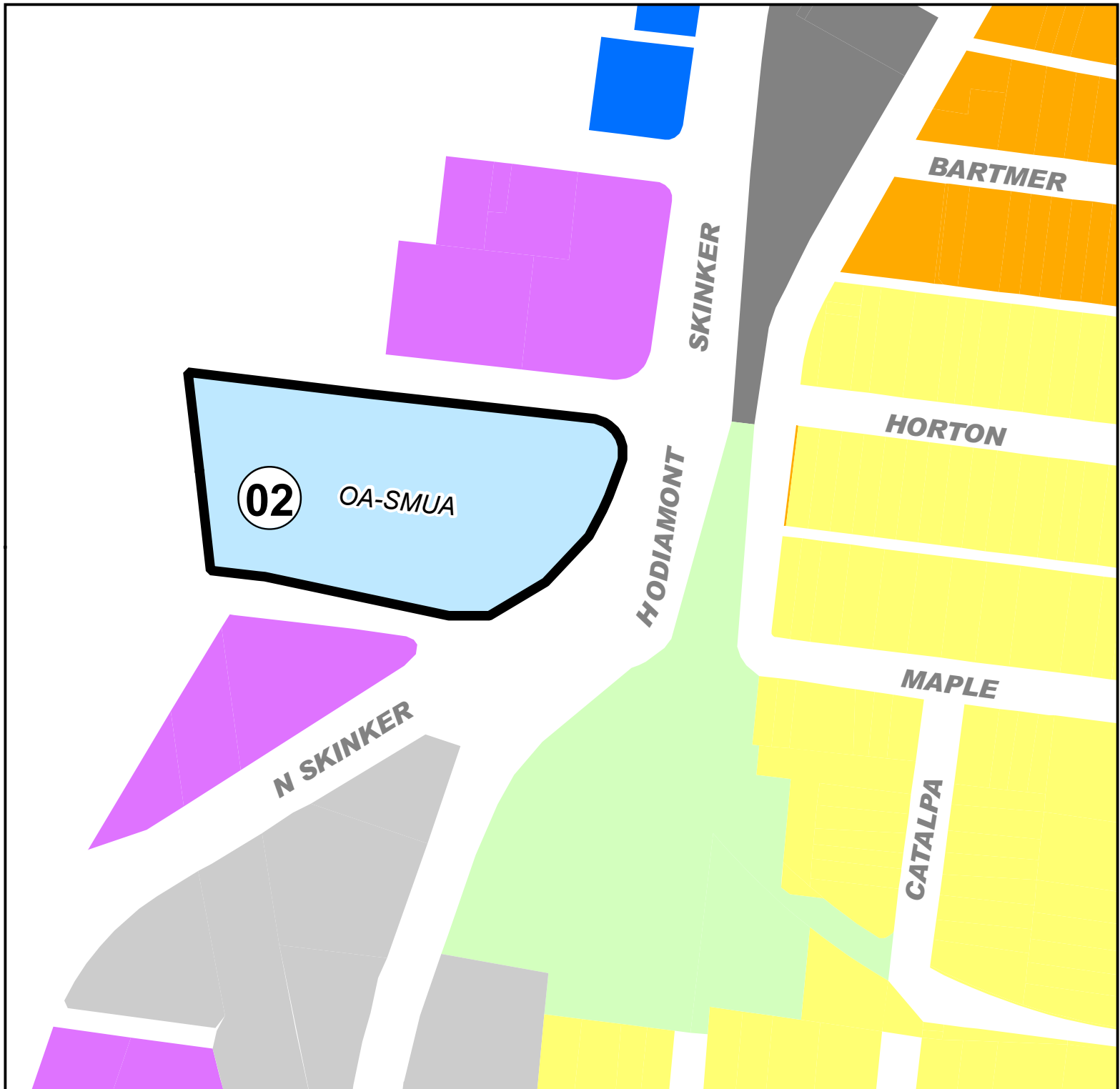


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Area  
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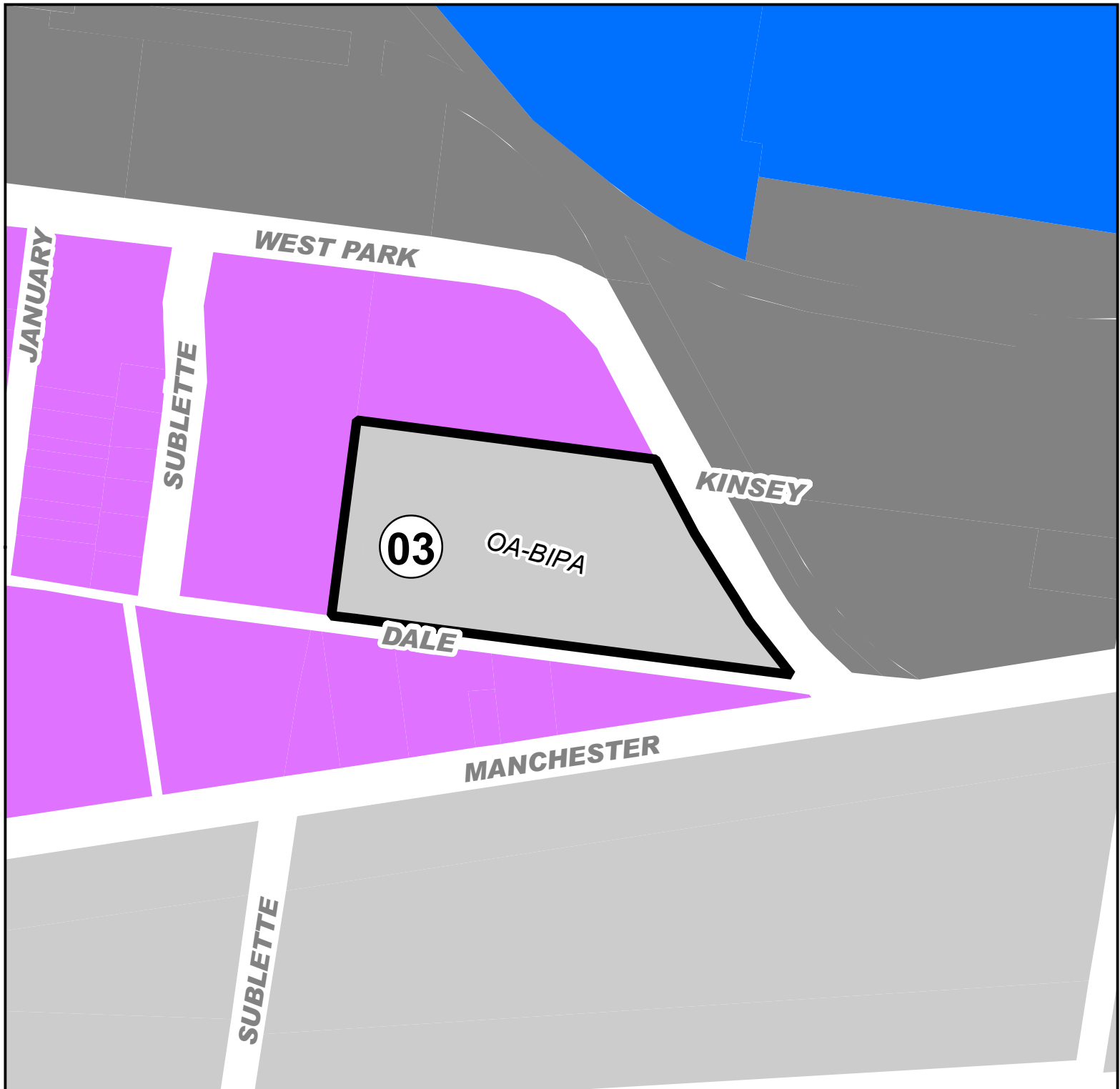


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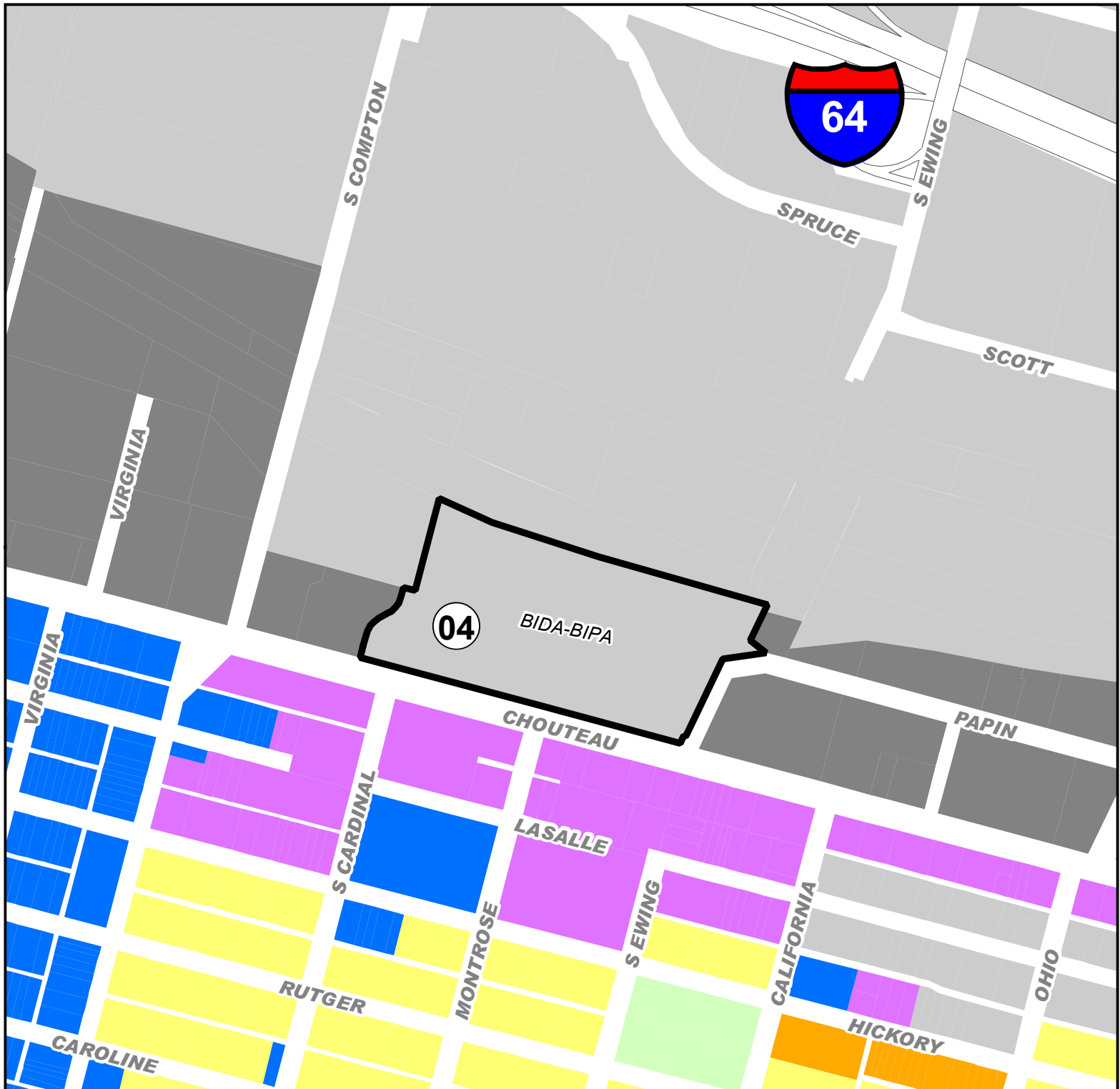
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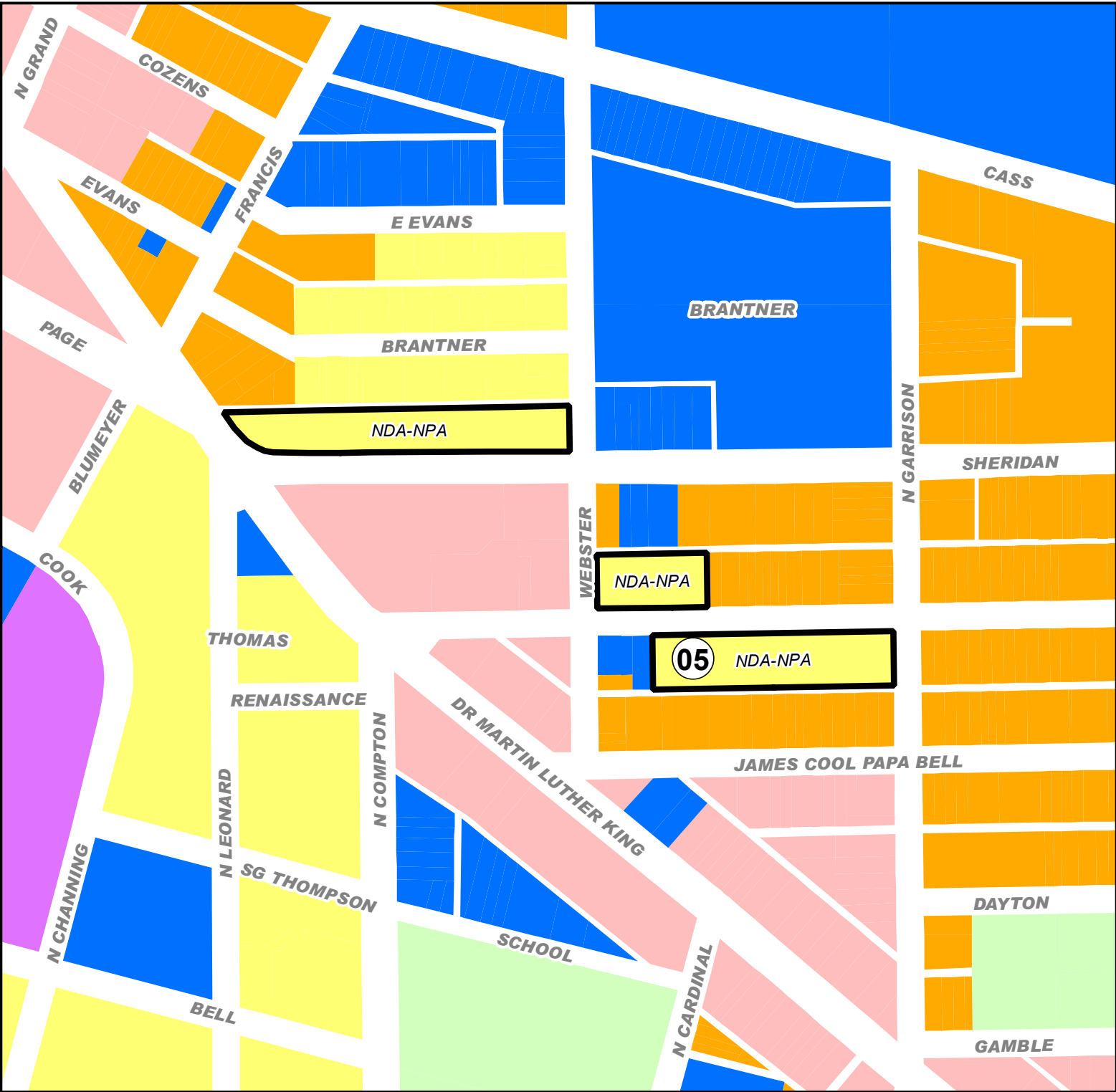


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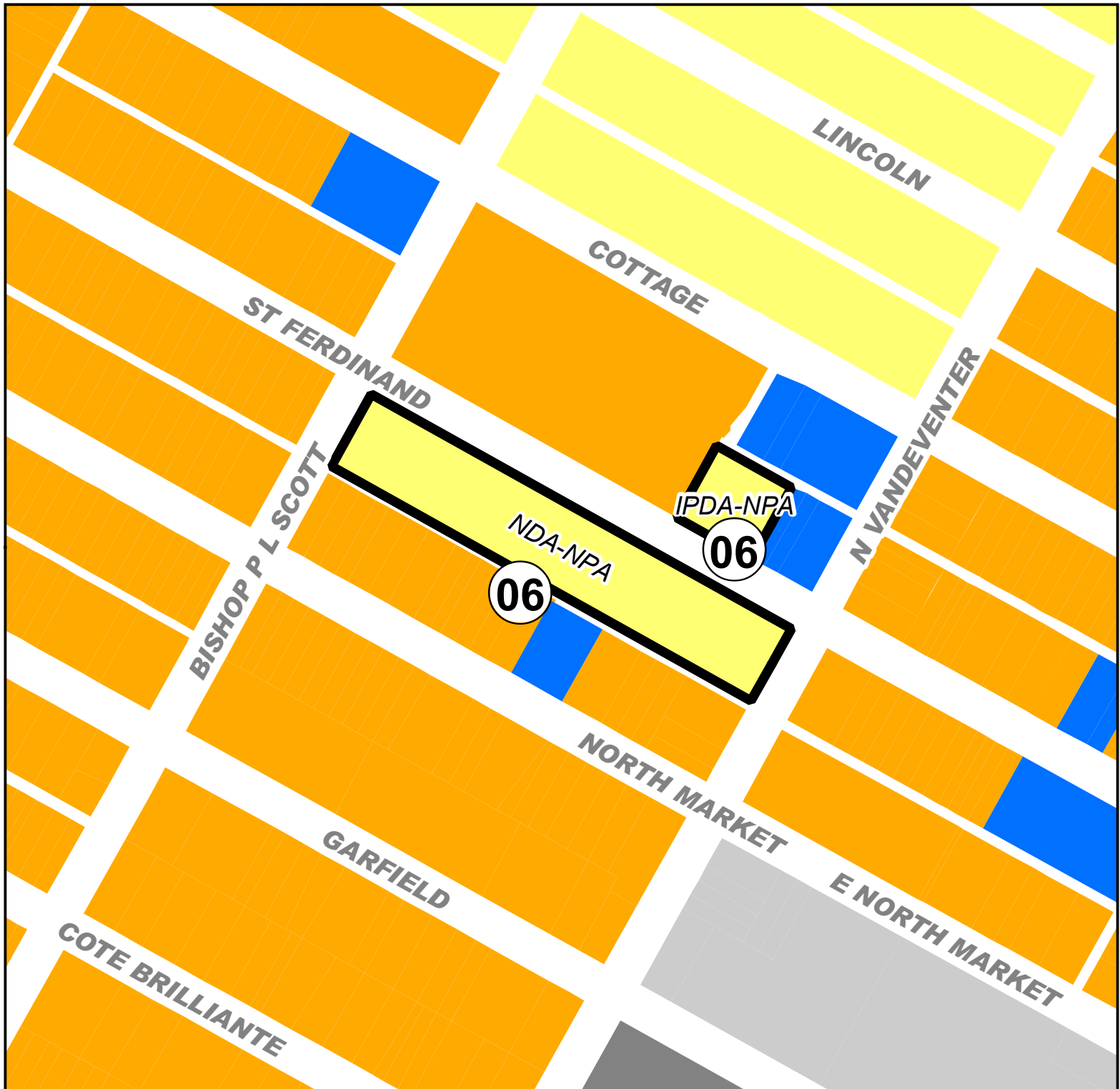
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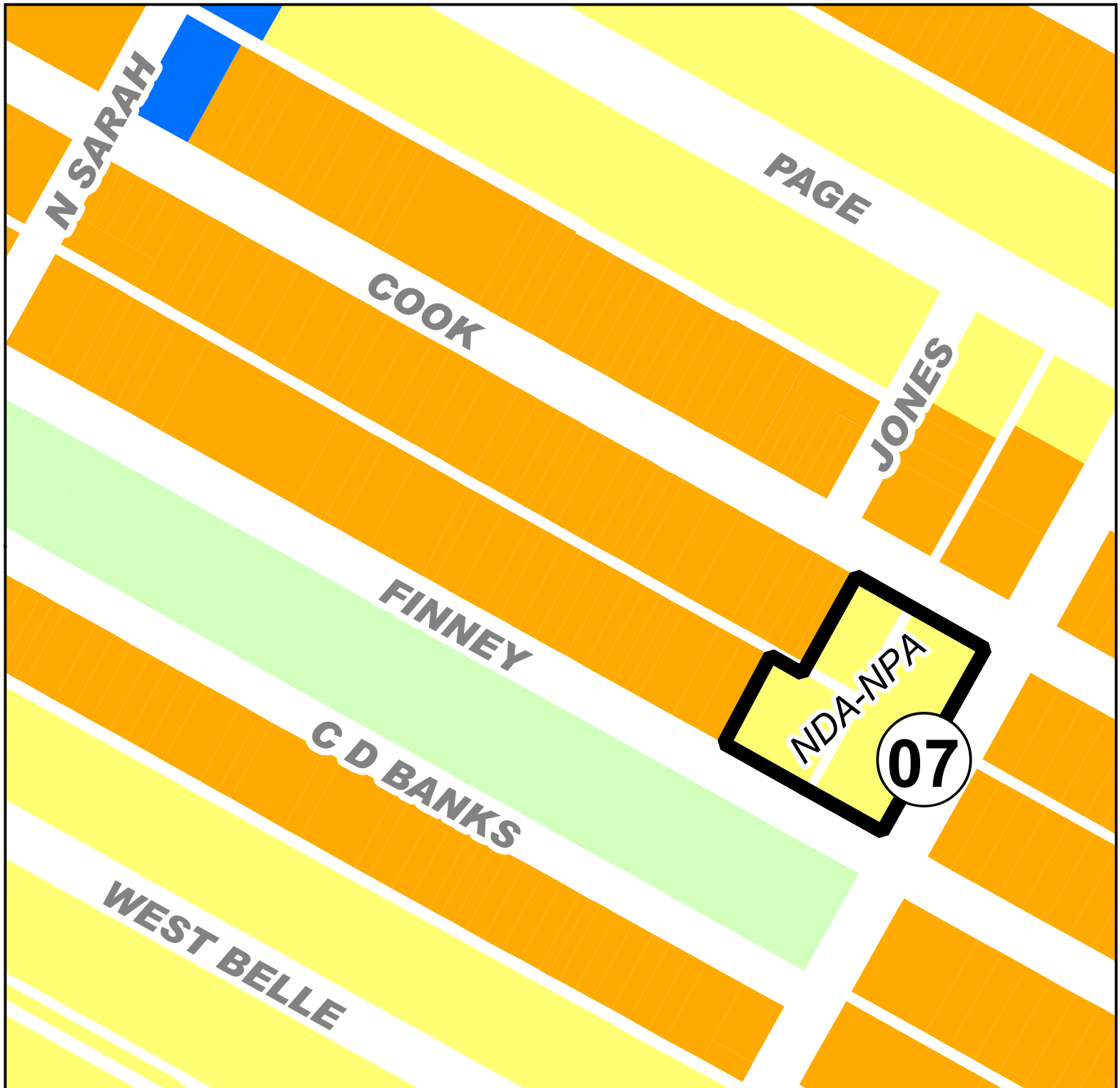


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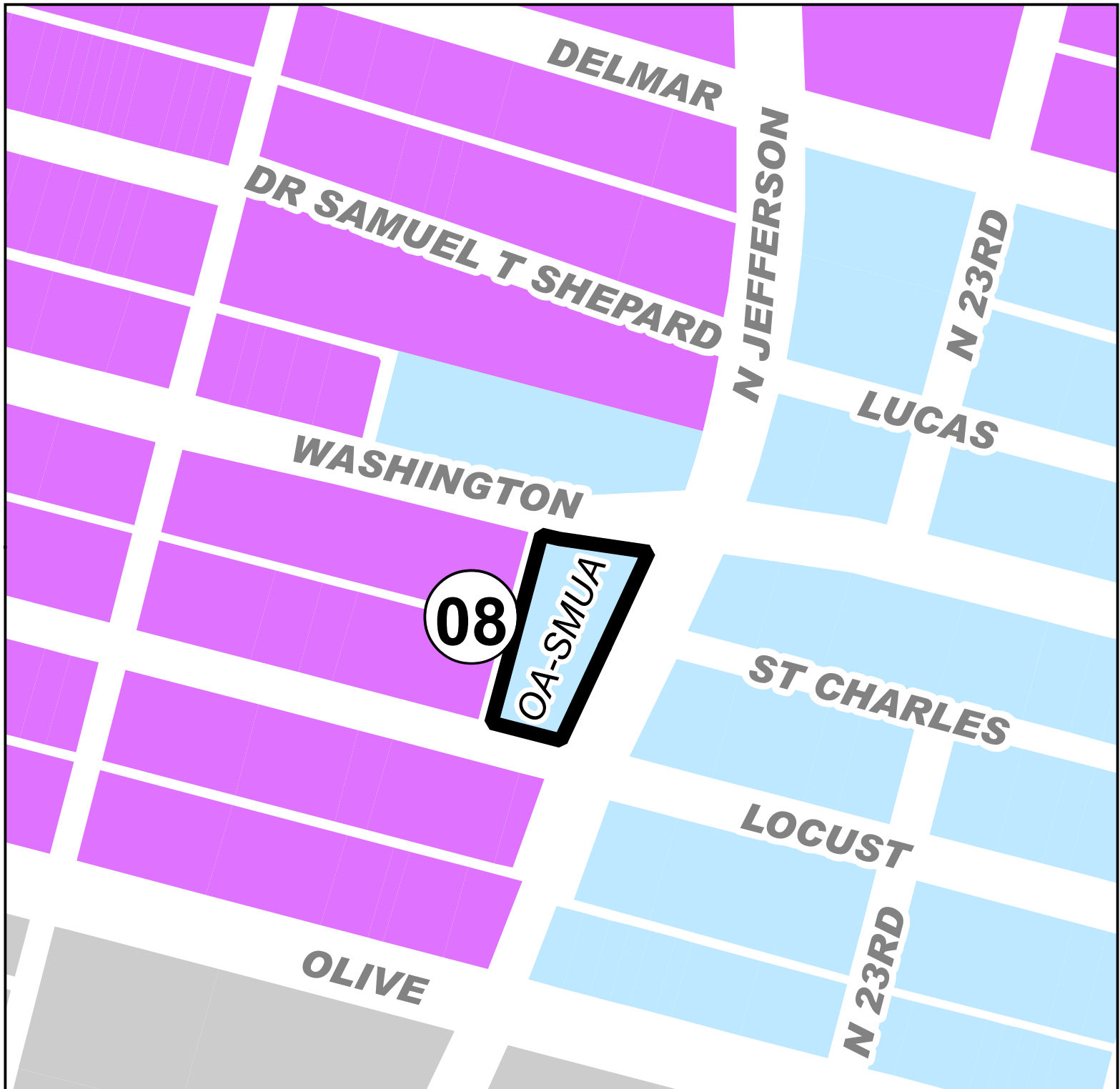


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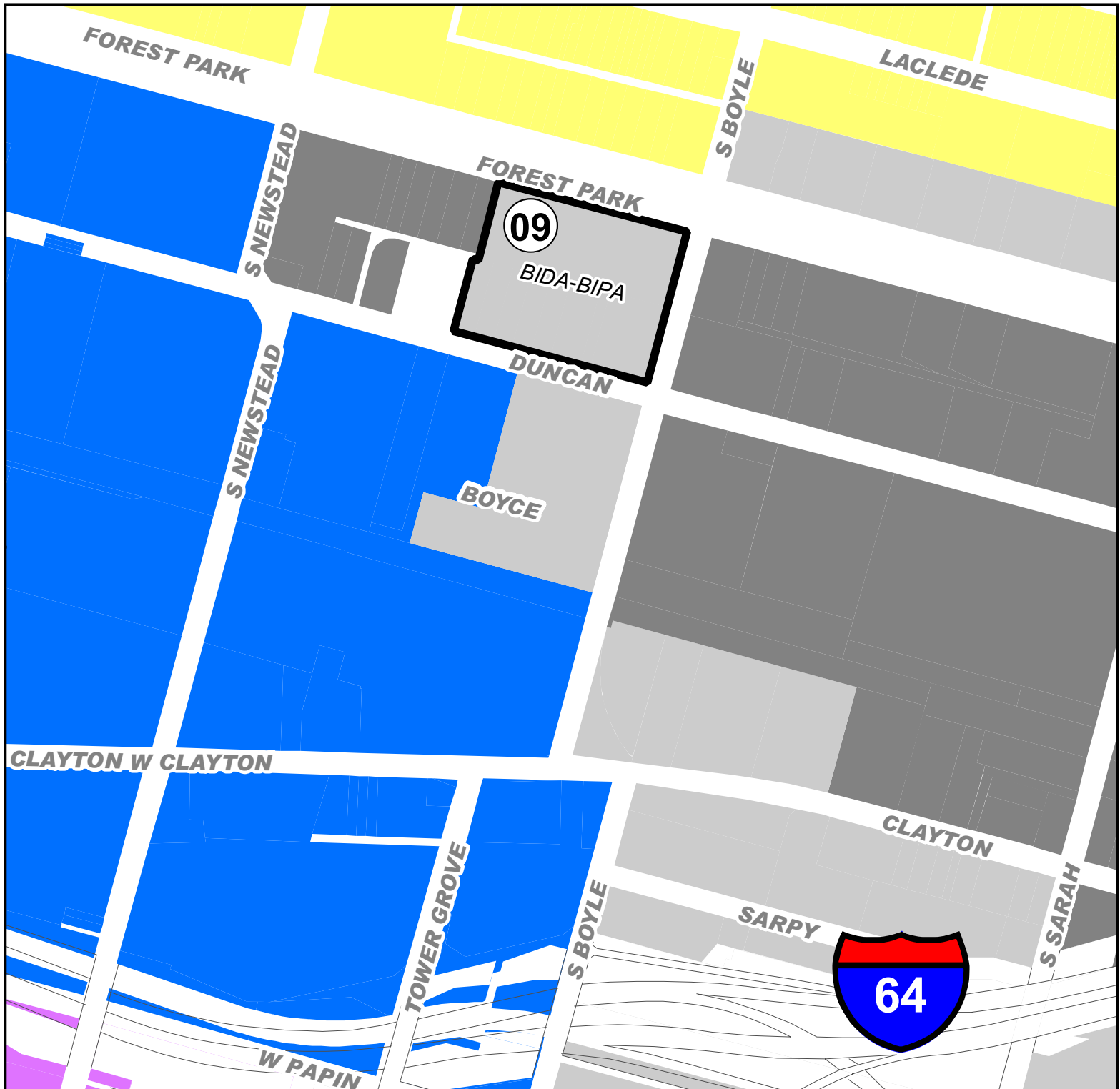


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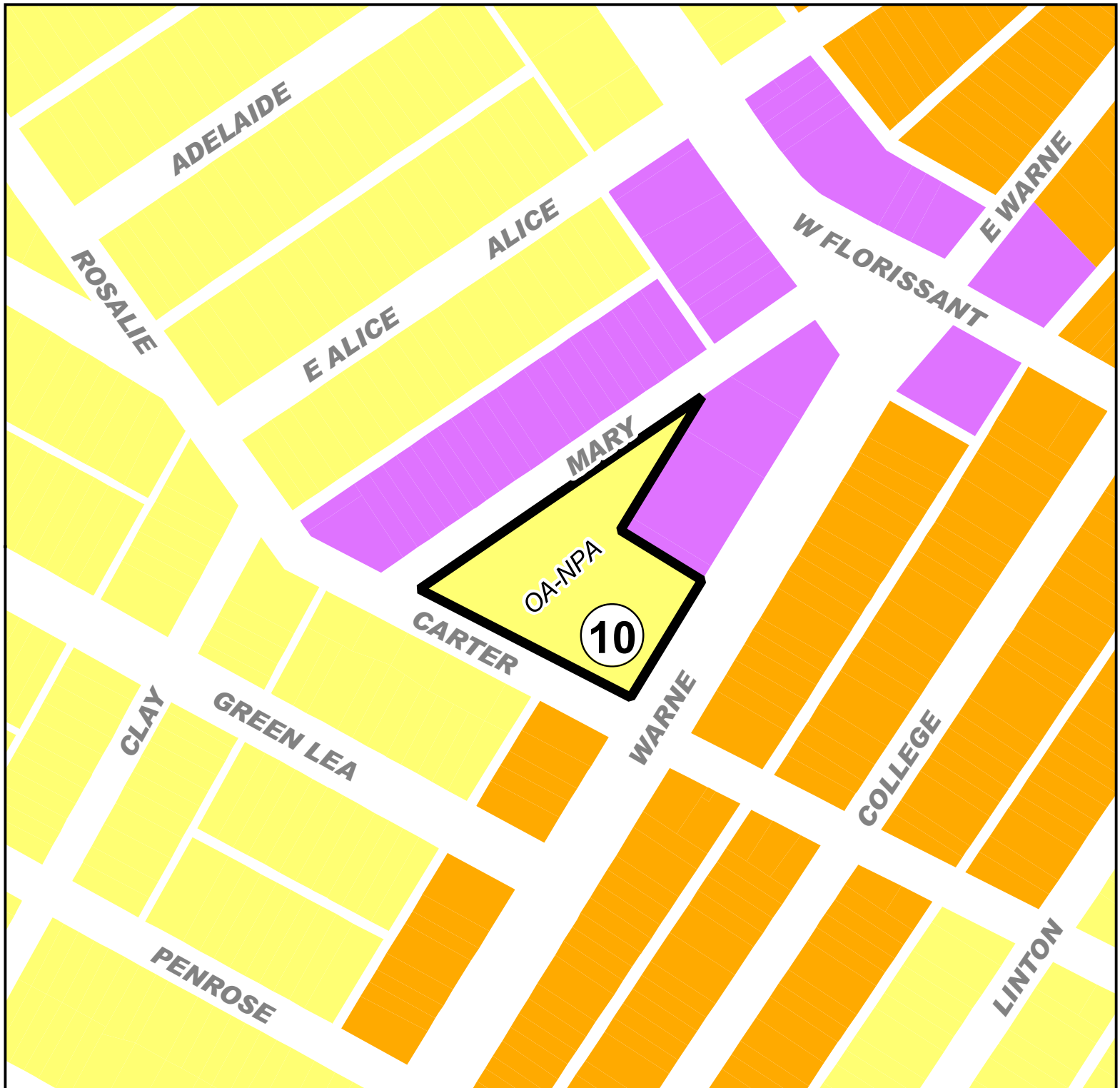
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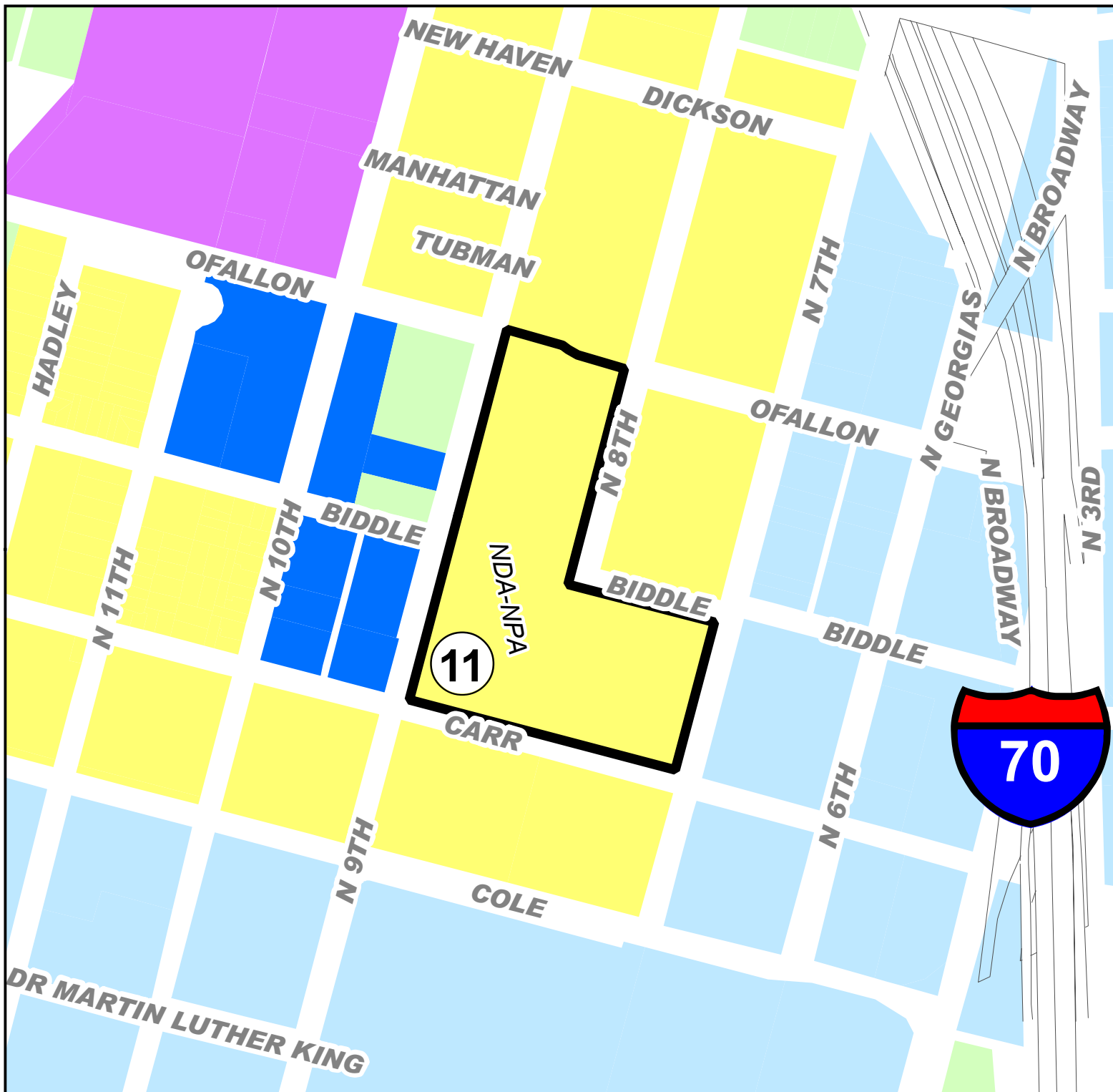


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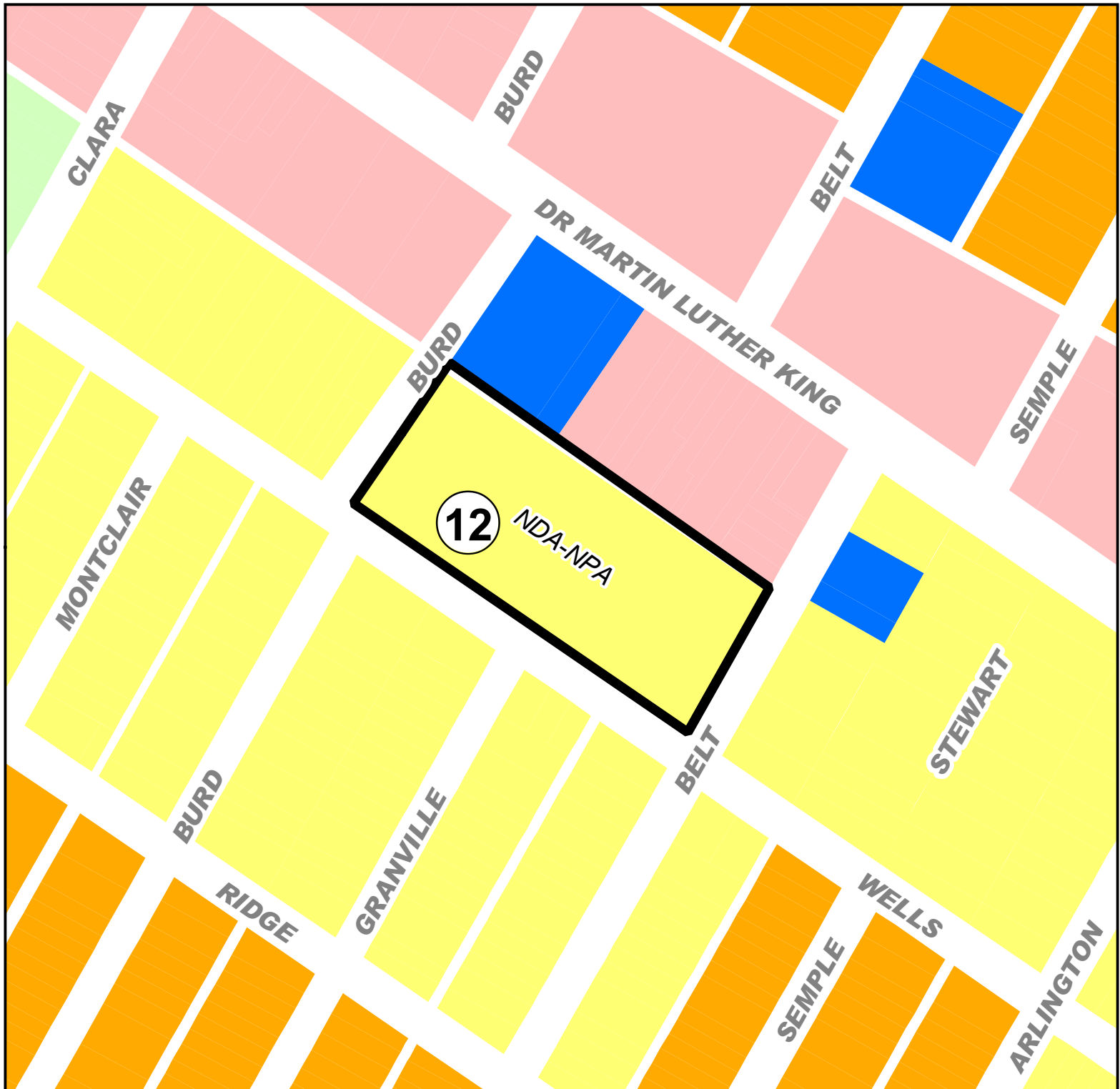
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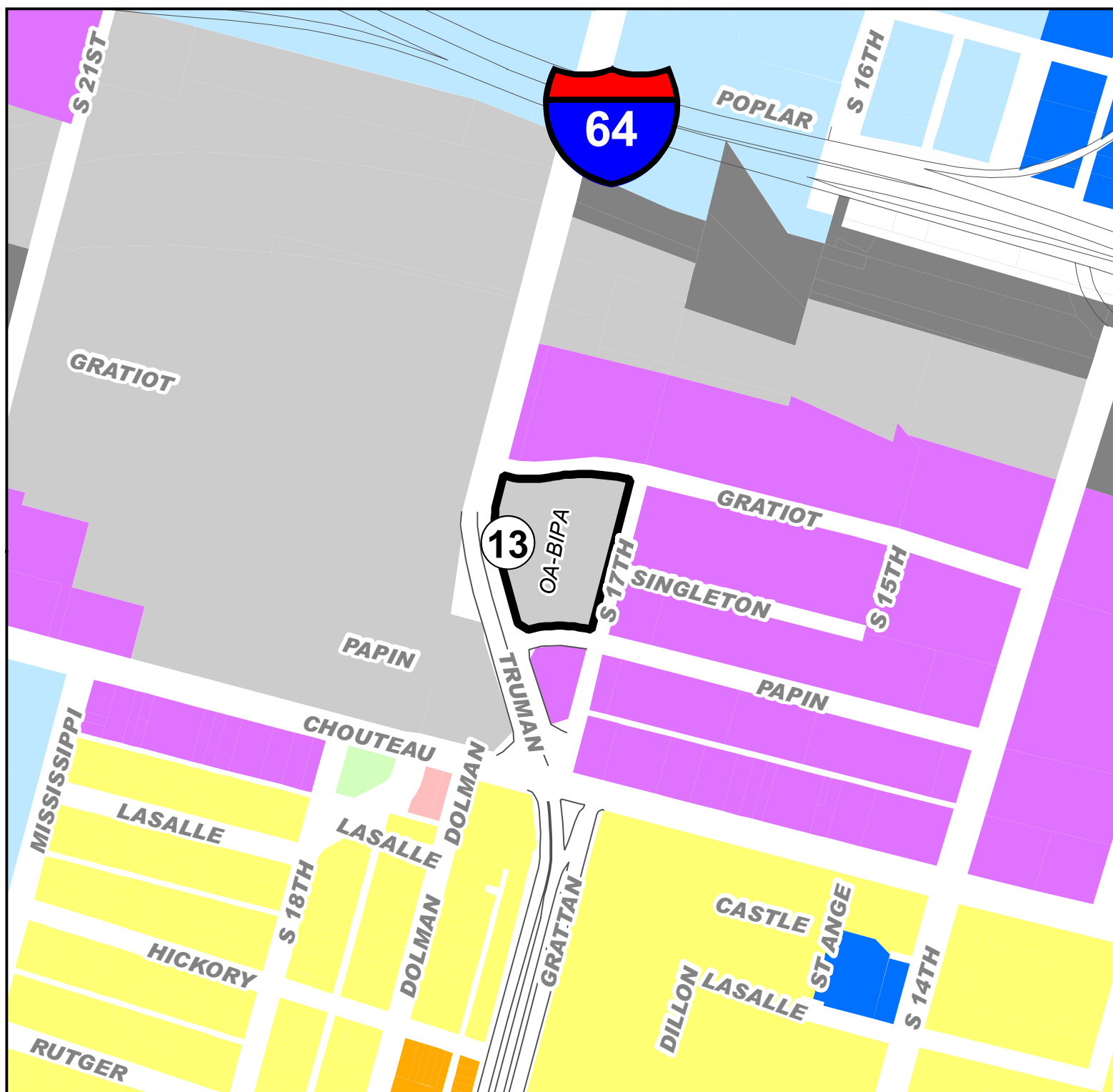


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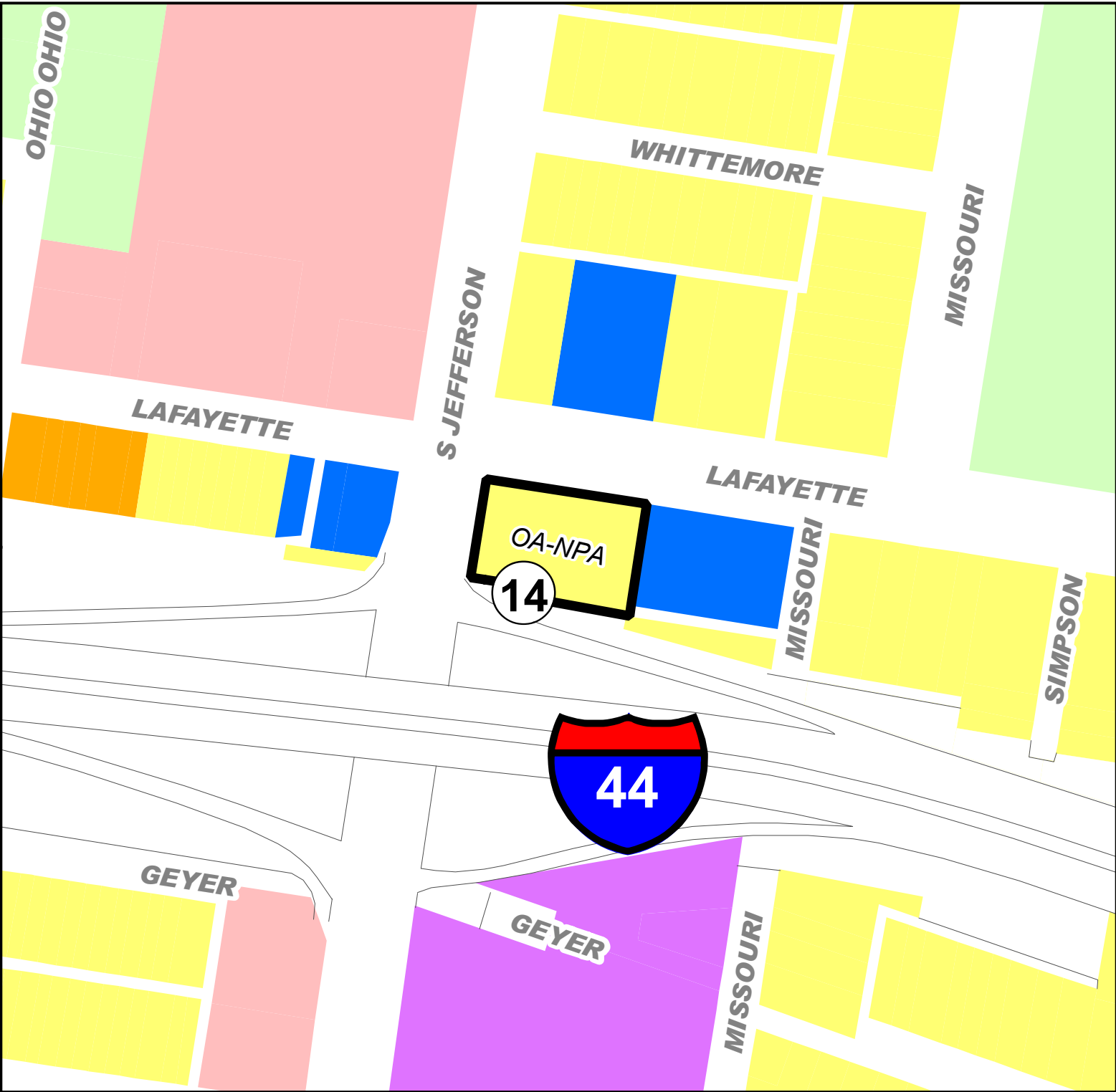


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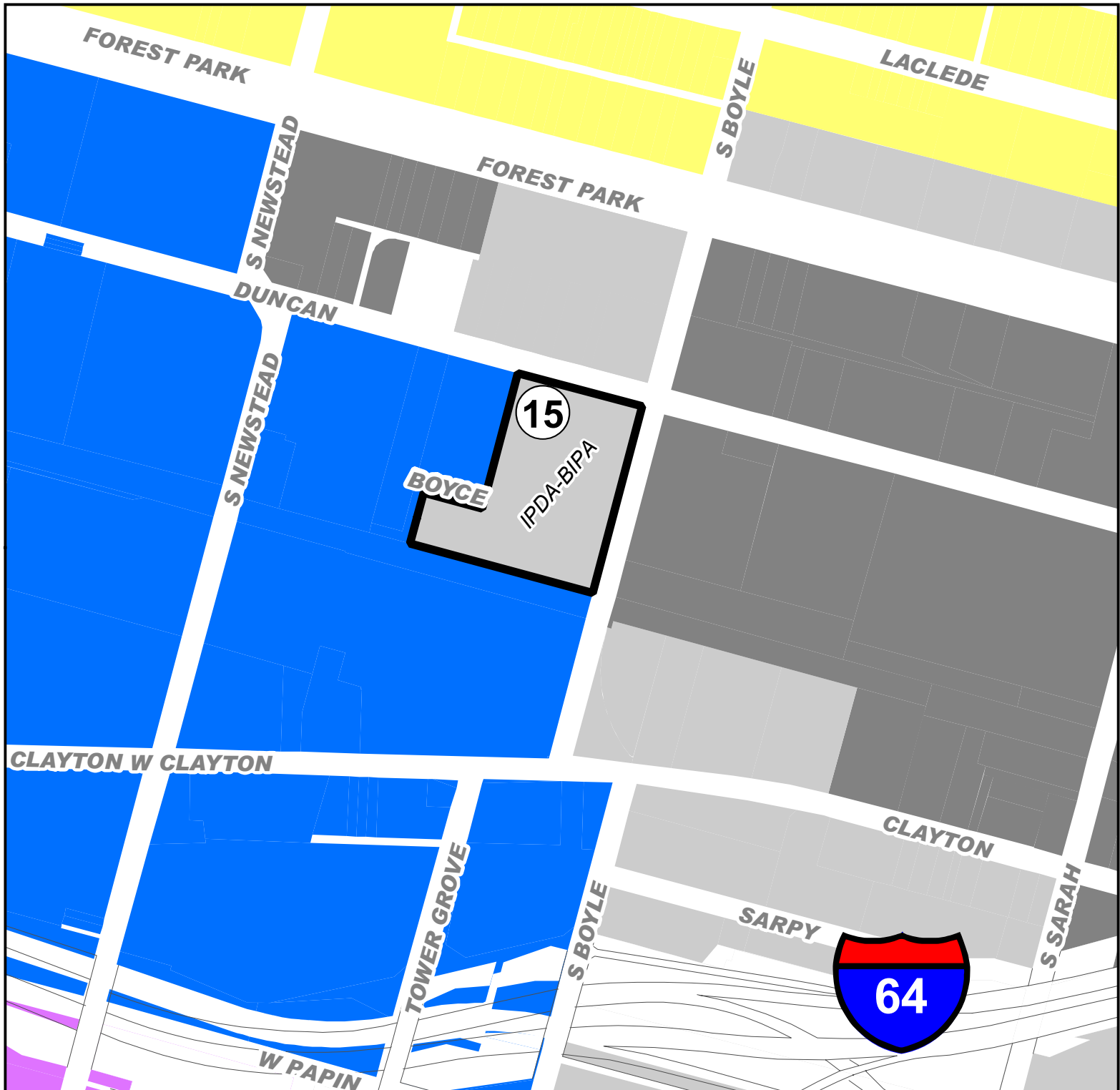


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Area  
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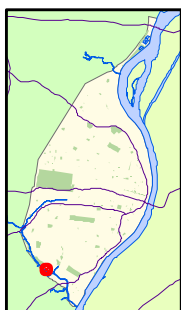
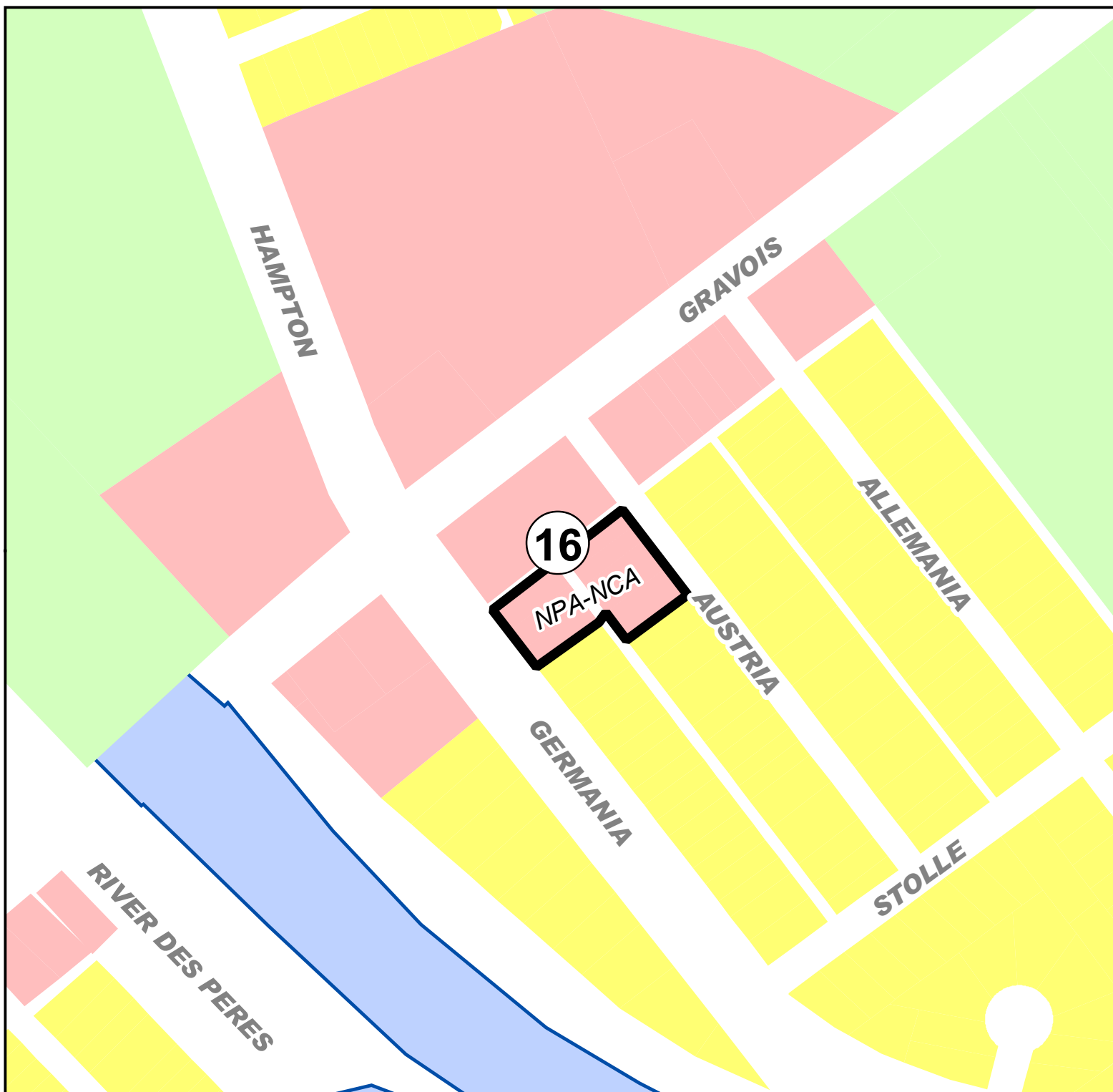


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